

131.0

0002

0006.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

810,200 / 810,200

USE VALUE:

810,200 / 810,200

ASSESSED:

810,200 / 810,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		IRVING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WILKINSON SARAH L	
Owner 2:	
Owner 3:	

Street 1: 12 IRVING STREET
Street 2:

Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: IVANOV YUI A -
Owner 2: WILKINSON SARAH L -
Street 1: 12 IRVING STREET
Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains 7,047 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Clapboard Exterior and 1591 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7047		Sq. Ft.	Site		0	90.	0.85	10			Topo	-5					539,857						539,900	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							84367
							GIS Ref
							GIS Ref
							Insp Date
							04/23/18

USER DEFINED

Prior Id # 1:	84367
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:34:28
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID										
131.0-0002-0006.B										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,400	900	7,047.	539,900	810,200	810,200	Year End Roll	12/18/2019
2019	101	FV	216,400	1000	7,047.	569,800	787,200	787,200	Year End Roll	1/3/2019
2018	101	FV	216,400	1000	7,047.	419,900	637,300	637,300	Year End Roll	12/20/2017
2017	101	FV	216,400	1000	7,047.	401,900	619,300	619,300	Year End Roll	1/3/2017
2016	101	FV	216,400	1000	7,047.	371,900	589,300	589,300	Year End	1/4/2016
2015	101	FV	203,100	1000	7,047.	311,900	516,000	516,000	Year End Roll	12/11/2014
2014	101	FV	203,100	1000	7,047.	304,700	508,800	508,800	Year End Roll	12/16/2013
2013	101	FV	203,100	1000	7,047.	290,300	494,400	494,400		12/13/2012

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
IVANOV YUI A,	64643-415		12/11/2014	Estate/Div		1	No	No			
GOEMANS MICHEL	36027-461		8/1/2002		462,500	No	No				
MILLER GERALD/E	24692-544		7/12/1994		229,000	No	No	Y			

BUILDING PERMITS										ACTIVITY INFORMATION				
										Date	Result	By	Name	
11/1/2011	1395	Re-Roof		5,960						4/23/2018	Meas/Inspect	BS	Barbara S	
										3/23/2009	Inspected	189	PATRIOT	
										2/11/2009	Measured	372	PATRIOT	
										11/16/2002	MLS	MM	Mary M	
										11/8/1999	Meas/Inspect	243	PATRIOT	
										7/30/1992		KT		

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

